

**306 Springs Drive
Spring Green, WI 53588
\$312,000 – Furnished
Newly Updated and Move in ready!**

Opportunity to purchase A Frank Lloyd Wright Prairie style condo overlooking the beautiful House on the Rock golf course. Designed as a 2 bedroom/2 bath second floor unit featuring oak cabinets, solid oak doors with oak trim throughout. Quiet setting in to enjoy golf course view and River Valley sunsets! Only a short drive over to American Players Theatre, Taliesin, minutes to downtown Spring Green and only 45 minutes to Madison. Enjoy golf, music, theatre, hiking, biking and kayaking-all within minutes of this great location.

Address/Association:	306 Springs Drive Spring Green, WI Unit 306 Fairway Condominium Association
Square Feet:	1,100 square feet 2 nd floor with 3 attached porches
Garage	1 car with extra storage area in the rear.

Storage Unit	Separate 6 X 4 unit at entry way level.
Basement	None
Fireplace	New gas efficient model installed in 2023.
Kitchen	11X10 New quartz countertops, oversize kitchen sink and fixtures. Solid oak cabinets throughout and includes Subzero refrigerator/freezer, dishwasher and newer Jenn Air stove/oven, Microwave and Garbage Disposal. Kitchen stools included.
Living/Dining room	Living/Dining Area: 18 X 10 Built in oak cabinet, fireplace, floor to ceiling windows and sliding glass door to large front porch.
Master Bedroom	15X11 Features two closets and on-suite bathroom; King Bed and window coverings included.
Master Bath	Walk-in shower, updated quartz countertop, fixtures and built in floor to ceiling oak cabinet.
Guest bedroom	12X11 Features a separate closet and includes a King Bed and window coverings.

Guest bathroom	Off hallway with tub/shower, updated quartz countertop and new fixtures.
Entryway	7X4 Mechanical closet (8X3) located in this area for access to furnace, hot water heater and water softener.
Additional Features	Golf course deck (19 x 7) includes a full-size manual awning and solar shade from Baraboo Tent & Awning. Move in ready furniture available for sale.
Heating/Air	Gas/Force Air/Central Air Serviced annually.
HOA	There are three identical buildings in the Fairway Condominiums with a total of 12 units in the Association. Each building has two first floor units and two second floor units. Each unit is 1,100 square feet with a connected storage unit and one parking spot in the adjacent garage. The second floor units come with 3 patios. The Association is properly managed by the Unit Owners.

	<p>Association dues are \$345/month and include cable and internet.</p> <p>Special Assessments: None</p> <p>Strong reserves.</p> <p>Insurance: Inside walls are responsibility of the unit owner.</p>
Property Taxes	\$3,055 (2024)
Water service	Municipal water & sewer metered separately.
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